

California Debt Limit Allocation Committee
September 12, 2003 Final Staff Recommendations to be Considered on September 24, 2003
Qualified Residential Rental Project Pool Applications

RURAL PROJECT POOL: \$23,074,000 available in Round 3

| APPL. # | APPLICANT | PROJECT NAME | PROJECT CO. | MFH TYPE | AT-RISK PTS | AFFORD PTS | TERM PTS | RENT COMP PTS | GROSS RENT PTS | FAM UNIT PTS | LEVR'GE PTS | CRA PTS | SITE PTS | SERV PTS | NC PTS | BLDG METHD PTS | PNLTY PTS | TOTAL PTS EARNED | TIE-BRKR | REQUESTED AMOUNT | RECOMMENDED AMOUNT |
|--|-----------|-------------------------------|-------------|----------|-------------|------------|----------|---------------|----------------|--------------|-------------|---------|----------|----------|--------|----------------|-----------|------------------|-----------|---------------------|---------------------|
| 03-167 | CSCDA | Market Street Townhomes Apts. | Monterey | Family | 0 | 35 | 10 | 10 | 5 | 5 | 10 | 15 | 10 | 10 | 10 | 7 | 0 | 127.00 | \$101,695 | \$6,000,000 | \$6,000,000 |
| 03-169 | CSCDA | Park View Apts. | Ventura | Senior | 0 | 25 | 10 | 10 | 5 | 0 | 10 | 15 | 10 | 10 | 10 | 7 | 0 | 112.00 | \$85,340 | \$4,181,642 | \$4,181,642 |
| 03-180 | CSCDA | Clearlake Apts. | Lake | Family | 20 | 26 | 10 | 0 | 5 | 0 | 10 | 15 | 5 | 10 | 0 | 7 | 0 | 108.00 | \$30,986 | \$2,200,000 | \$2,200,000 |
| 03-140 | CSCDA | Parkside Village Apts. | Tulare | Family | 10 | 35 | 10 | 0 | 5 | 0 | 10 | 10 | 7.5 | 10 | 0 | 7 | 0 | 104.50 | \$36,241 | \$2,718,090 | \$2,718,090 |
| 03-162 | CSCDA | Casitas Del Rio Apts. | Solano | Family | 20 | 35 | 10 | 0 | 5 | 0 | 10 | 0 | 10 | 10 | 0 | 2 | 0 | 102.00 | \$43,590 | \$1,700,000 | \$1,700,000 |
| Tentative Total - QRRP Rural Project Pool: | | | | | | | | | | | | | | | | | | | | \$16,799,732 | \$16,799,732 |

NOTE: Please see the General Pool list for recommendations regarding four additional Rural Pool projects.

MIXED INCOME POOL: \$181,230,000 available in Round 3

| APPL. # | APPLICANT | PROJECT NAME | PROJECT CO. | MFH TYPE | AT-RISK PTS | AFFORD PTS | TERM PTS | RENT COMP PTS | GROSS RENT PTS | FAM UNIT PTS | LEVR'GE PTS | CRA PTS | SITE PTS | SERV PTS | NC PTS | BLDG METHD PTS | PNLTY PTS | TOTAL PTS EARNED | TIE-BRKR | REQUESTED AMOUNT | RECOMMENDED AMOUNT |
|---|--------------------------------|---|---------------|-----------|-------------|------------|----------|---------------|----------------|--------------|-------------|---------|----------|----------|--------|----------------|-----------|------------------|-------------|----------------------|----------------------|
| 03-198 | HA of the Ci. of Sacramento | The St. Anton Building | Sacramento | Family | 0 | 6 | 10 | 10 | 5 | 0 | 10 | 15 | 10 | 10 | 10 | 7 | 0 | 93.00 | \$632,692 | \$8,225,000 | \$8,225,000 |
| 03-128 | CSCDA | Arbor Ridge Apts. | Contra Costa | Family | 0 | 6 | 10 | 10 | 5 | 5 | 3.5 | 10 | 7.5 | 10 | 10 | 7 | 0 | 84.00 | \$885,686 | \$31,884,688 | \$31,884,688 |
| 03-164 | CSCDA | OSL of Alameda Apts. | Alameda | Senior/AL | 0 | 6 | 10 | 10 | 0 | 0 | 10 | 10 | 5 | 10 | 10 | 7 | 0 | 78.00 | \$634,000 | \$12,680,000 | \$12,680,000 |
| 03-193 | CRDA of the Ci. of Los Angeles | Second and Central Mixed Use Development | Los Angeles | Family | 0 | 6 | 10 | 10 | 5 | 0 | 5.1 | 15 | 7.5 | 0 | 10 | 7 | 0 | 75.60 | \$1,066,628 | \$26,665,712 | \$26,665,712 |
| 03-221 | CSCDA | Vineyard Creek Apts. (2003 Round 3) | Sonoma | Family | 0 | 6 | 10 | 10 | 0 | 5 | 10 | 0 | 7.5 | 10 | 10 | 7 | 0 | 75.50 | \$500,000 | \$12,305,000 | \$12,305,000 |
| 03-195 | ABAG | 601 King Street Apts. | San Francisco | Family | 0 | 6 | 10 | 10 | 5 | 0 | 10 | 0 | 10 | 5 | 10 | 2 | 0 | 68.00 | \$781,892 | \$39,094,600 | \$0 |
| 03-104 | HA of the Co. of Sacramento | Carlton Plaza of Sacramento Apts. | Sacramento | Senior/AL | 0 | 6 | 10 | 10 | 0 | 0 | 4.4 | 0 | 7.5 | 10 | 10 | 6 | 0 | 63.90 | \$538,461 | \$14,000,000 | \$14,000,000 |
| 03-152 | CSCDA | Victoria Palm Villas Apts. (2003 Round 3) | Riverside | Family | 0 | 6 | 10 | 6.8 | 0 | 0 | 6.9 | 0 | 5 | 10 | 10 | 7 | 0 | 61.70 | \$395,349 | \$34,000,000 | \$34,000,000 |
| Tentative Total - QRRP Mixed Income Project Pool: | | | | | | | | | | | | | | | | | | | | \$178,855,000 | \$139,760,400 |

* Subject to change should documentation showing final resolution of legal issue be received by September 19, 2003.

GENERAL POOL: \$399,442,628 available in Round 3

| APPL. # | APPLICANT | PROJECT NAME | PROJECT CO. | MFH TYPE | AT-RISK PTS | AFFORD PTS | TERM PTS | RENT COMP PTS | GROSS RENT PTS | FAM UNIT PTS | LEVR'GE PTS | CRA PTS | SITE PTS | SERV PTS | NC PTS | BLDG METHD PTS | PNLTY PTS | TOTAL PTS EARNED | TIE-BRKR | REQUESTED AMOUNT | RECOMMENDED AMOUNT |
|---------|---|---------------------------------------|---------------|-----------|-------------|------------|----------|---------------|----------------|--------------|-------------|---------|----------|----------|--------|----------------|-----------|------------------|-----------|------------------|--------------------|
| 03-216 | CalHFA | Timothy Commons Apts. | Sonoma | Family | 0 | 35 | 10 | 10 | 5 | 5 | 10 | 15 | 7.5 | 10 | 10 | 7 | 0 | 124.50 | \$116,936 | \$3,625,000 | \$3,625,000 |
| 03-209 | CalHFA | Villa Cesar Chavez Apts. | Ventura | Family | 0 | 35 | 10 | 10 | 5 | 5 | 10 | 15 | 7.5 | 10 | 10 | 7 | 0 | 124.50 | \$136,863 | \$6,980,000 | \$6,980,000 |
| 03-183 | Co. of Contra Costa | Bay Point Apts. | Contra Costa | Family | 0 | 35 | 10 | 10 | 5 | 5 | 10 | 15 | 7.5 | 10 | 10 | 7 | 0 | 124.50 | \$189,941 | \$9,687,000 | \$9,687,000 |
| 03-201 | Co. of Contra Costa | Chesley Avenue Mutual Housing Apts. | Contra Costa | Family | 0 | 35 | 10 | 7.2 | 5 | 5 | 10 | 15 | 10 | 10 | 10 | 7 | 0 | 124.20 | \$192,207 | \$5,574,000 | \$5,574,000 |
| 03-171 | CSCDA | Sacramento Senior Homes Apts. | Alameda | Senior/SN | 0 | 35 | 10 | 10 | 5 | 0 | 10 | 15 | 10 | 10 | 10 | 7 | 0 | 122.00 | \$197,051 | \$7,685,000 | \$7,685,000 |
| 03-215 | CalHFA | Housing Alliance | Alameda | Family/SN | 0 | 35 | 10 | 10 | 5 | 0 | 10 | 15 | 7.5 | 10 | 10 | 7 | 0 | 119.50 | \$207,407 | \$5,600,000 | \$5,600,000 |
| 03-217 | CalHFA | Bayport Apartments | Alameda | Family | 0 | 35 | 10 | 10 | 5 | 5 | 10 | 15 | 0 | 10 | 10 | 7 | 0 | 117.00 | \$131,373 | \$6,700,000 | \$6,700,000 |
| 03-177 | CSCDA | Lorena Terrace Apts. | Los Angeles | Family | 0 | 35 | 10 | 10 | 5 | 5 | 10 | 5 | 10 | 10 | 10 | 7 | 0 | 117.00 | \$150,213 | \$7,060,000 | \$7,060,000 |
| 03-213 | CalHFA | Coyote Run II Apts. | Riverside | Family | 0 | 35 | 10 | 10 | 5 | 5 | 10 | 10 | 2.5 | 10 | 10 | 7 | 0 | 114.50 | \$99,231 | \$6,450,000 | \$6,450,000 |
| 03-205 | HA of the Co. of Sacramento | Campus Gardens Apts. | Sacramento | Family | 20 | 35 | 10 | 0 | 5 | 0 | 9 | 15 | 7.5 | 10 | 0 | 2 | 0 | 113.50 | \$64,000 | \$8,000,000 | \$8,000,000 |
| 03-168 | CSCDA | Canyon Creek Townhomes | Monterey | Family | 0 | 35 | 4 | 10 | 5 | 5 | 10 | 15 | 2.5 | 10 | 10 | 7 | 0 | 113.50 | \$107,143 | \$3,750,000 | \$3,750,000 |
| 03-176 | CSCDA | Westminster Senior Apts. | Orange | Senior | 0 | 35 | 10 | 6.1 | 5 | 0 | 8.8 | 10 | 10 | 10 | 10 | 7 | 0 | 111.90 | \$76,374 | \$6,950,000 | \$6,950,000 |
| 03-194 | HA of the Co. of Sacramento | Sunnyslope Apts. | Sacramento | Family | 0 | 31 | 10 | 10 | 5 | 5 | 10 | 0 | 10 | 10 | 10 | 7 | 0 | 108.00 | \$80,645 | \$2,500,000 | \$2,500,000 |
| 03-200 | RDA of the Ci. and Co. of San Francisco | Mission Creek Senior Community Apts. | San Francisco | Senior | 0 | 35 | 10 | 10 | 5 | 0 | 10 | 15 | 7.5 | 5 | 10 | 0 | 0 | 107.50 | \$165,458 | \$23,000,000 | \$23,000,000 |
| 03-160 | Ci. of Los Angeles | Vista Monterey Apts. | Los Angeles | Senior | 0 | 35 | 10 | 10 | 5 | 0 | 10 | 0 | 10 | 10 | 10 | 7 | 0 | 107.00 | \$85,106 | \$4,000,000 | \$4,000,000 |
| 03-212 | CalHFA | Villa Victoria Apts. | Ventura | Family | 0 | 35 | 10 | 10 | 5 | 5 | 10 | 0 | 5 | 10 | 10 | 7 | 0 | 107.00 | \$133,962 | \$7,100,000 | \$7,100,000 |
| 03-138 | CSCDA | River Oaks Apts. (2003 Round 3) | Ventura | Family | 0 | 26 | 10 | 0 | 5 | 5 | 10 | 15 | 7.5 | 10 | 10 | 7 | 0 | 105.50 | \$99,306 | \$7,150,000 | \$7,150,000 |
| 03-014 | HA of the Ci. of San Diego | Rancho del Norte Apts. (2003 Round 3) | San Diego | Family | 0 | 35 | 10 | 10 | 5 | 5 | 10 | 0 | 2.5 | 10 | 10 | 7 | 0 | 104.50 | \$83,263 | \$9,825,000 | \$9,825,000 |
| 03-220 | Ci. of Los Angeles | Saticoy Gardens Apts. | Los Angeles | Family | 0 | 35 | 10 | 10 | 5 | 5 | 10 | 0 | 7.5 | 10 | 10 | 2 | 0 | 104.50 | \$105,172 | \$3,050,000 | \$3,050,000 |
| 03-207 | CalHFA | Moulton Plaza Apts. | Santa Clara | Family | 0 | 35 | 10 | 6.2 | 5 | 0 | 10 | 0 | 10 | 10 | 10 | 7 | 0 | 103.20 | \$136,385 | \$8,865,000 | \$8,865,000 |
| 03-170 | CSCDA | Heritage Park at Indio Apts. | Riverside | Senior | 0 | 35 | 10 | 2.4 | 5 | 0 | 2.7 | 15 | 5 | 10 | 10 | 7 | 0 | 102.10 | \$70,225 | \$6,250,000 | \$6,250,000 |
| 03-117 | CSCDA | Plymouth West Apts. | Los Angeles | Senior | 0 | 35 | 10 | 10 | 5 | 0 | 10 | 10 | 10 | 10 | 0 | 2 | 0 | 102.00 | \$36,475 | \$7,149,030 | \$7,149,030 |
| 03-208 | CalHFA | Oak Village Apts. | Alameda | Family | 0 | 35 | 10 | 10 | 5 | 0 | 10 | 15 | 10 | 5 | 0 | 2 | 0 | 102.00 | \$60,345 | \$7,000,000 | \$7,000,000 |
| 03-181 | ABAG | Vintage at Laguna Senior Apts. | Sacramento | Senior | 0 | 35 | 10 | 10 | 5 | 0 | 10 | 0 | 10 | 5 | 10 | 7 | 0 | 102.00 | \$65,161 | \$10,100,000 | \$10,100,000 |

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|---|-----------------------------|--|----------------|----------|-------------|------------|----------|---------------|----------------|--------------|-------------|---------|----------|----------|--------|----------------|-----------|------------------|-----------|----------------------|----------------------|
| 03-178 | CSCDA | The Willows Apts. | Fresno | Family | 0 | 35 | 10 | 10 | 5 | 5 | 10 | 0 | 0 | 10 | 10 | 7 | 0 | 102.00 | \$66,667 | \$5,000,000 | \$5,000,000 |
| GENERAL POOL: \$399,442,628 available in Round 3 (contd.) | | | | | | | | | | | | | | | | | | | | | |
| 03-203 | HA of the Ci. of Sacramento | Northpointe Park Apts. | Sacramento | Family | 0 | 35 | 10 | 10 | 5 | 5 | 10 | 0 | 0 | 10 | 10 | 7 | 0 | 102.00 | \$95,136 | \$13,699,633 | \$13,699,633 |
| 03-184 | Co. of Orange | Culver I-5 Family Apts. | Orange | Family | 0 | 35 | 10 | 10 | 5 | 5 | 10 | 0 | 0 | 10 | 10 | 7 | 0 | 102.00 | \$96,273 | \$15,500,000 | \$15,500,000 |
| 03-218 | CalHFA | Villa Amador Apts. | Contra Costa | Family | 0 | 35 | 0 | 10 | 5 | 5 | 10 | 0 | 10 | 10 | 10 | 7 | 0 | 102.00 | \$138,298 | \$13,000,000 | \$13,000,000 |
| 03-163 | CSCDA | Fairway Family Apts. | Alameda | Family | 0 | 25 | 10 | 10 | 5 | 5 | 10 | 0 | 10 | 10 | 10 | 7 | 0 | 102.00 | \$196,078 | \$30,000,000 | \$30,000,000 |
| 03-145 | CSCDA | Corona Park Apts. (2003 Round 3) | Riverside | Family | 20 | 35 | 10 | 0 | 5 | 0 | 9.2 | 0 | 10 | 10 | 0 | 2 | 0 | 101.20 | \$64,873 | \$10,250,000 | \$10,250,000 |
| 03-165 | CSCDA | Fresno Emerald Palms Apts. | Fresno | Family | 20 | 35 | 10 | 0 | 5 | 5 | 9 | 0 | 5 | 10 | 0 | 2 | 0 | 101.00 | \$48,247 | \$3,522,034 | \$3,522,034 |
| 03-166 | CSCDA | Maidu III Apts. | Placer | Senior | 0 | 35 | 10 | 10 | 5 | 0 | 5 | 0 | 7.5 | 10 | 10 | 7 | 0 | 99.50 | \$60,000 | \$4,500,000 | \$4,500,000 |
| 03-214 | CalHFA | Northwood Family Apts. | Orange | Family | 0 | 35 | 10 | 10 | 5 | 5 | 10 | 0 | 2.5 | 5 | 10 | 7 | 0 | 99.50 | \$85,106 | \$8,000,000 | \$8,000,000 |
| 03-219 | CSCDA | The Village at Hesperia Apts. | San Bernardino | Senior | 0 | 30 | 10 | 0 | 5 | 0 | 10 | 15 | 7.5 | 5 | 10 | 7 | 0 | 99.50 | \$111,940 | \$7,500,000 | \$7,500,000 |
| 03-196 | ABAG | Regency Park Apts. | Solano | Family | 0 | 21 | 10 | 10 | 5 | 5 | 10 | 0 | 10 | 10 | 10 | 7 | 0 | 98.00 | \$146,702 | \$13,790,000 | \$13,790,000 |
| 03-202 | HA of the Co. of Sacramento | Sky Parkway Terrace Apts. | Sacramento | Senior | 20 | 35 | 10 | 0 | 5 | 0 | 10 | 0 | 7.5 | 5 | 0 | 5 | 0 | 97.50 | \$33,879 | \$1,965,000 | \$1,965,000 |
| 03-204 | HA of the Co. of Sacramento | Greenbriar Apts. | Sacramento | Family | 0 | 35 | 10 | 0 | 5 | 0 | 10 | 15 | 10 | 10 | 0 | 2 | 0 | 97.00 | \$41,728 | \$5,675,000 | \$5,675,000 |
| 03-121 | CSCDA | City Towers Apts. | Alameda | Family | 0 | 35 | 10 | 10 | 5 | 0 | 5 | 10 | 10 | 10 | 0 | 2 | 0 | 97.00 | \$79,476 | \$18,200,000 | \$18,200,000 |
| 03-210 | CalHFA | Copper Creek Apts. | San Diego | Family | 0 | 35 | 10 | 10 | 5 | 5 | 10 | 0 | 0 | 5 | 10 | 7 | 0 | 97.00 | \$91,129 | \$14,125,000 | \$14,125,000 |
| 03-179 | CSCDA | Dublin Ranch Senior Apts. | Alameda | Senior | 0 | 25 | 10 | 10 | 5 | 0 | 10 | 0 | 10 | 10 | 10 | 7 | 0 | 97.00 | \$185,123 | \$29,990,000 | \$29,990,000 |
| 03-190 | HA of the Ci. of Wasco | Sunset Villa Apts. | Kern | Family | 0 | 35 | 10 | 0 | 5 | 5 | 10 | 0 | 7.5 | 10 | 10 | 2 | 0 | 94.50 | \$88,235 | \$4,500,000 | \$4,500,000 |
| 03-197 | ABAG | Geneva Pointe Apts. | Sacramento | Family | 0 | 22 | 10 | 10 | 5 | 5 | 10 | 0 | 5 | 10 | 10 | 7 | 0 | 94.00 | \$154,176 | \$14,030,000 | \$14,030,000 |
| 03-182 | Ci. of San Jose | Vintage Tower Apts. | Santa Clara | Family | 0 | 35 | 10 | 0 | 5 | 0 | 10 | 15 | 7.5 | 10 | 0 | 0 | 0 | 92.50 | \$93,220 | \$5,500,000 | \$5,500,000 |
| 03-116 | CSCDA | Beverly Towers Apts. | Los Angeles | Senior | 0 | 35 | 10 | 10 | 5 | 0 | 10 | 0 | 10 | 10 | 0 | 2 | 0 | 92.00 | \$35,000 | \$6,615,000 | \$6,615,000 |
| 03-172 | CSCDA | Second Street Senior Apts. | Solano | Senior | 0 | 30 | 10 | 0 | 5 | 0 | 5 | 0 | 10 | 10 | 10 | 7 | 0 | 87.00 | \$66,688 | \$5,335,000 | \$0 |
| 03-211 | CalHFA | Ocean View Garden Apts. | Alameda | Family | 0 | 30 | 10 | 10 | 5 | 0 | 10 | 0 | 7.5 | 10 | 0 | 2 | 0 | 84.50 | \$50,968 | \$3,160,000 | \$0 |
| 03-161 | CSCDA | The Salvation Army San Francisco Silvercrest Residence Apts. | San Francisco | Senior | 0 | 35 | 10 | 0 | 5 | 0 | 0 | 10 | 7.5 | 10 | 0 | 7 | 0 | 84.50 | \$116,142 | \$29,500,000 | \$0 |
| 03-141 | CSCDA | Hallmark House Apts. | San Mateo | Family | 0 | 35 | 10 | 0 | 5 | 0 | 9.6 | 0 | 10 | 10 | 0 | 2 | 0 | 81.60 | \$106,338 | \$7,550,000 | \$0 |
| 03-120 | CSCDA | Hermosa Vista Apts. | Orange | Family | 0 | 35 | 10 | 6.8 | 5 | 0 | 5 | 0 | 7.5 | 10 | 0 | 2 | 0 | 81.30 | \$77,011 | \$6,700,000 | \$0 |
| 03-087 | Co. of Contra Costa | Gentrytown Apts. | Contra Costa | Family | 0 | 33 | 10 | 0 | 5 | 0 | 5.8 | 0 | 10 | 10 | 0 | 0 | 0 | 73.80 | \$74,905 | \$5,617,900 | \$0 |
| Tentative Total - QRRP General Pool: | | | | | | | | | | | | | | | | | | | | \$457,274,597 | \$399,411,697 |
| ** Per CDLAC Procedures Section 17.III.B, Rural Projects not receiving an allocation in the Rural Pool are eligible for consideration in the General Pool. | | | | | | | | | | | | | | | | | | | | | |
| *** Staff intends to recommend to the Committee that the balances in the Rural, Mixed Income and IDB Pools be transferred to fund all viable General Pool projects. | | | | | | | | | | | | | | | | | | | | | |
| The following project is recommended for 2001 carryforward allocation. | | | | | | | | | | | | | | | | | | | | | |
| 03-159 | HA of the Ci. of Santa Ana | Santiago Villas Apts. | Orange | Senior | 0 | 22 | 10 | 9.8 | 5 | 0 | 10 | 0 | 10 | 5 | 10 | 0 | 0 | 81.80 | \$94,444 | \$5,100,000 | \$5,100,000 |
| The following General Pool Project was deemed INCOMPLETE for lack of TEFRA. | | | | | | | | | | | | | | | | | | | | | |
| 03-175 | CSCDA | Breezewood Village Apts. | Solano | Family | 0 | 30 | 10 | 8.6 | 5 | 5 | 0 | 0 | 10 | 7.5 | 10 | 7 | 0 | 93.10 | \$102,687 | \$8,215,000 | |
| The following General Pool Projects were WITHDRAWN by the applicant. | | | | | | | | | | | | | | | | | | | | | |
| 03-173 | CSCDA | Cathedral Canyon Family Apts. | Riverside | Family | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | \$6,000,000 | |
| 03-174 | CSCDA | Jones Road Family Apts. | Riverside | Family | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | \$7,200,000 | |
| 03-206 | CalHFA | Hawaiian Gardens Apts. | Los Angeles | Family | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | \$0 | \$15,850,000 |